

	Finney	Butzel	Chandler Park	East Riverside	Foch	Indian Village	Jefferson Mack	Kettering	St. Jean
Sub Sector Characteristics	<ul style="list-style-type: none"> <li>Bounded by the city limits, Ford Freeway, and Alter Rd.</li> <li>More stable and economically better off than other portions of the City.</li> </ul>	<ul style="list-style-type: none"> <li>Bounded by Mack, Van Dyke, E. Jefferson, Mt. Elliott.</li> <li>Mix of residential, commercial and industrial. Mt. Elliott industrial corridor dominates western portion.</li> </ul>	<ul style="list-style-type: none"> <li>Bounded by Ford Frwy., Alter, Mack, Conner.</li> <li>1980 population 17,917.</li> <li>Mainly residential with some general commercial.</li> </ul>	<ul style="list-style-type: none"> <li>Bounded by Detroit River, Marquette, Jefferson and Grosse Pointe.</li> <li>4/5's residential.</li> <li>This sector has a lot of vacant land within residential areas.</li> </ul>	<ul style="list-style-type: none"> <li>Bounded by Mack, Conner, Jefferson and Fischer.</li> <li>Serious dilapidation of residential areas. 3/4's of area is residential.</li> </ul>	<ul style="list-style-type: none"> <li>T shaped, Jefferson to river, Van Dyke, Fischer, Mack, crossbar: Macarthur Bridge, Marquette Ave.</li> <li>Historic and strong neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>Bounded by Mack Ave., Grosse Pointe Park, Jefferson Ave., and Conner.</li> <li>6/7's residential, mostly in very poor shape with 50% vacancy or more in many areas.</li> </ul>	<ul style="list-style-type: none"> <li>Bounded by Ford Frwy., McClellan, Mack, and Mt. Elliott.</li> <li>Mix of industrial residential and commercial.</li> </ul>	<ul style="list-style-type: none"> <li>Bounded by Ford Frwy., Conner, Mack, and McClellan.</li> <li>Mix of residential, industrial and commercial well separated.</li> </ul>
N Commercial	<ul style="list-style-type: none"> <li>Continue strip comm. uses on Harper and Mack E/o Outer Drive.</li> <li>Encouragement of owners to continue maint. of structures/ new development.</li> <li>Provide buffering from adj. residential and off-street parking.</li> <li>Continue neighborhood comm. on Warren &amp; Mack E/o Alter.</li> <li>Enforce parking ordinances</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood commercial along Grand Blvd., should be enhanced. New neighborhood commercial should be developed from Jefferson to Lafayette and Mt. Elliott to Grand Blvd.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial stabilization recommended along Mack, and E. Warren</li> </ul>	<ul style="list-style-type: none"> <li>Develop new commercial center on Jefferson east of Drexel.</li> <li>Develop new commercial centers to support new housing development along riverfront especially west of Conner.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial development should focus on: revitalization of Jefferson and Mack, Vernor, Charlevoix and Kercheval.</li> </ul>	<ul style="list-style-type: none"> <li>good commercial exists along Jefferson.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial stabilization necessary along Mack.</li> <li>Kercheval should be developed as thoroughfare residential commercial.</li> <li>Sound commercial along Charlevoix should be maintained. Should be rezoned as B2, local business and residential.</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood commercial should be redeveloped along Mack, and E. Forest between McClellan and Van Dyke.</li> <li>Obsolete commercial structures should be removed from Gratiot to allow for redevelopment as new neighborhood commercial center.</li> </ul>	<ul style="list-style-type: none"> <li>Upgrade and clean-up Warren Conner shopping center. Use landscaping and self help clean up.</li> <li>Develop East Warren and Mack as thoroughfare residential commercial.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>Continue existing residential development</li> <li>Establish a neighborhood self-help program.</li> <li>To maintain housing at high levels, code inspection &amp; enforcement should be encouraged as with rehab. loans &amp; grants.</li> <li>Provide buffering bet. residential and adjoining comm. uses where required.</li> <li>Within the area bounded by Mack, Alter, Warren &amp; Barham, explore the possibility of establishing a conservation project along with rehab. loans &amp; grants.</li> </ul>	<ul style="list-style-type: none"> <li>Most housing dates form early 1900's. It is 50% small multi-family structures with low income families.</li> <li>Condition is generally poor with high levels of abandonment west of Mt. Elliott, eastern edge of Mt. Elliott industrial corridor and between Grand and Van Dyke.</li> <li>40% owner occupancy.</li> <li>West of Concord and North of Kercheval and North of Jefferson , the housing should be rehabbed and infilled as needed.</li> </ul>	<ul style="list-style-type: none"> <li>Mainly single family detached and two family flats.</li> <li>Variable condition, fair to poor south of Warren near Alter and Conner. Better near Chandler Park and Dickerson.</li> <li>Parkside Public Housing Project located at Warren and Conner, needs revitalization, poor upkeep of grounds and mechanical systems, high level of vacancy.</li> </ul>	<ul style="list-style-type: none"> <li>Housing stock is old, lower in value than city average, higher vacancy rate than city average.</li> <li>New high density housing should be developed along waterfront on water usage themes.</li> <li>Housing rehab and infill near Waterworks park, and in Jefferson Chalmers area.</li> <li>All housing should be removed from ring inside St Jean, Jefferson, Clairepointe-Conner, and Freud.</li> </ul>	<ul style="list-style-type: none"> <li>Housing is in seriously poor condition in areas between Fischer, Jefferson, Cadillac Blvd., and Mack and Montclair, Mack, St. Jean and Jefferson.</li> <li>These areas should be cleared for redevelopment or rehabbed where possible. Families should be relocated to more suitable neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>Housing is generally in very good condition . The stem of the T being low density single family homes, the cross bar mainly high rise apartments and condos.</li> <li>More apartments should be developed along river without blocking public access to river.</li> </ul>	<ul style="list-style-type: none"> <li>Housing west of Lakewood is in very poor condition, mostly beyond rehab. Structures should be cleared for re-development and rehabbed when possible. East of Lakewood, some spot clearance necessary and rehab as possible.</li> <li>Residential areas should be buffered form industry to west by M2 zoning, light industrial and general commercial.</li> </ul>	<ul style="list-style-type: none"> <li>Mainly 1900-1920's construction.</li> <li>Van Dyke-Fischer band is strong and in good condition.</li> <li>Everywhere else is in fair to very poor condition. Many blocks are more than 50% vacant.</li> <li>Vacant land is randomly dispersed and acquisition and demolition will be required to create parcels large enough for development. Should be redeveloped at a lower density.</li> <li>Encourage homeowners to purchase neighboring vacant lots to increase lot size.</li> <li>Residential areas between E. Grand and Ford Frwy. should be redirected to industrial use.</li> </ul>	<ul style="list-style-type: none"> <li>Housing is mostly in a poor condition, much of it beyond hope of rehab. There are many abandoned structures and vacant lots.</li> <li>Vacant parts of Shoemaker and E. Forest should be redeveloped as residential.</li> <li>Residents of area east of St. Jean and south of Warren should be encouraged to relocate. Land should be cleared and held for non residential uses.</li> </ul>
Job Centers		<ul style="list-style-type: none"> <li>Area includes Detroit Riverview Hospital, Butzel family center, the Health Dept.'s family and Child Center.</li> <li>Mt. Elliott Industrial Corridor is some of the oldest industrial development in the city.</li> </ul>	<ul style="list-style-type: none"> <li>Land should be assembled for redevelopment in commercial and residential areas.</li> </ul>	<ul style="list-style-type: none"> <li>Business centers should be developed along with housing in riverfront area.</li> <li>Jefferson-Conner Industrial revitalization project for redevelopment of Chrysler Jefferson plant should continue.</li> <li>develop employment intensive industries between St. Jean and Clairepointe and north of Edison-Conner Creek plant.</li> </ul>	<ul style="list-style-type: none"> <li>Jefferson/Conner Industrial redevelopment will provide a large industrial job center through the redevelopment of the eastern third of the sector. A ring road and landscaping including earthberms will buffer residential areas from the new automotive complex.</li> </ul>			<ul style="list-style-type: none"> <li>Bellvue industrial corridor should be expanded on land form Ford Frwy to Grand Ave. and between Mt. Elliott and the Conrail belt line.</li> </ul>	<ul style="list-style-type: none"> <li>South Eastern industrial corridor should be expanded west to St. Jean and north to Warren. Light industrial buffer zone should be created along St. Jean.</li> <li>Nearby airport related industries and Chrysler plant industrial corridor should be exploited as job centers for residents.</li> </ul>
Transportation				<ul style="list-style-type: none"> <li>Ring road should be developed for industrial use along St. Jean, Jefferson, Conner-Clairepointe, and Freud in order to keep truck traffic off residential streets.</li> </ul>					
Youth Development	<ul style="list-style-type: none"> <li>Continue existing uses on public school and major recreation facility sites.</li> <li>Encourage year round use of school playgrounds.</li> </ul>		<ul style="list-style-type: none"> <li>Parkside recreation center should be revitalized.</li> </ul>	<ul style="list-style-type: none"> <li>Institutional campus including education, training and recreation should be developed along Jefferson between Conner and Drexel.</li> <li>Water front should be developed as public parks.</li> </ul>		<ul style="list-style-type: none"> <li>Parks, public boat wells and bicycle-pedestrian paths should be developed along the river front.</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood parks and a recreation center should be developed.</li> </ul>	<ul style="list-style-type: none"> <li>Construct a neighborhood recreation center and encourage recreation programs in non-city buildings.</li> </ul>	
Definitions	<ul style="list-style-type: none"> <li>Residential/Thoroughfare commercial: Provides the day to day services required for a small residential area.</li> </ul>								

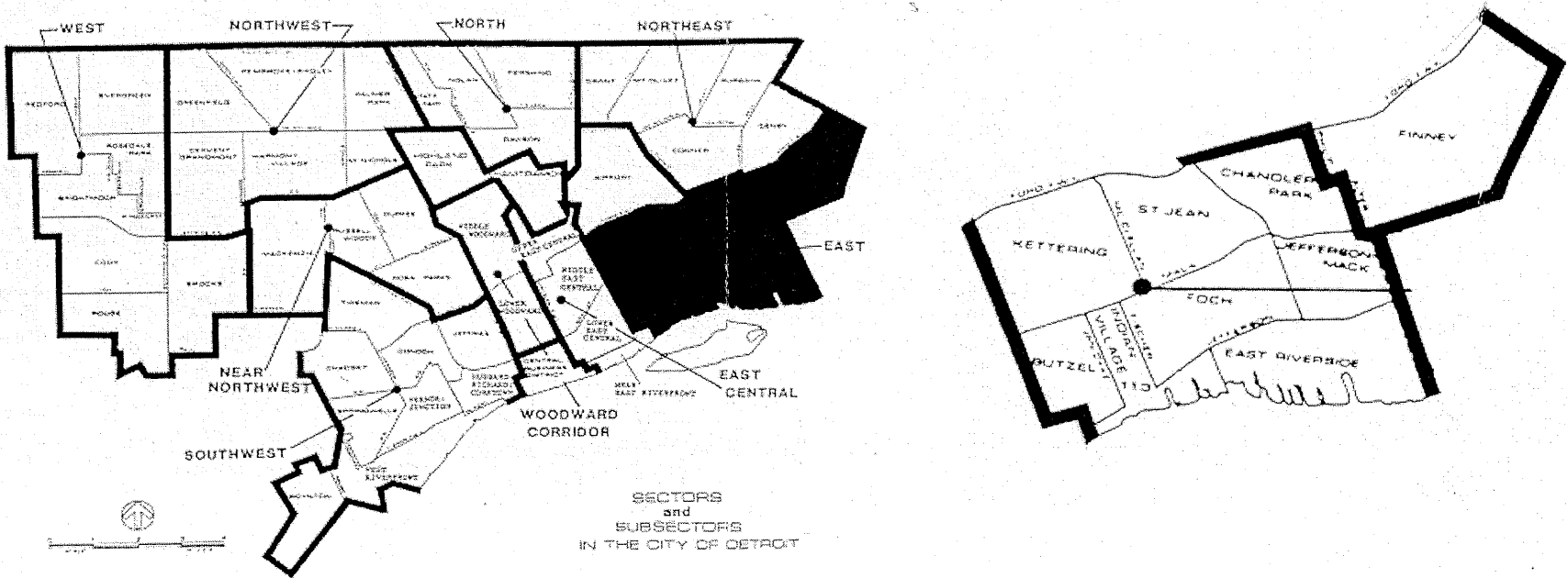


Figure 3-2

East & Northeast Sector Matrix for Cluster 3  
Detroit Community Reinvestment Strategy  
Taken from the City of Detroit Master Plan Recommendations